

Ticknor and Dickerman's-Winnebago National Bank  
118-120 South Main Street  
City of Rockford  
Winnebago County  
Illinois

HABS No. IL-1154

HABS  
ILL,  
101-ROCKF,  
2-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Rocky Mountain Regional Office  
Department of the Interior  
P. O. Box 25287  
Denver, Colorado 80225

## TICKNOR AND DICKERMAN'S-WINNEBAGO NATIONAL BANK HABS No. IL-1154

Location 118-120 South Main Street

Present Owner: Rockford Metropolitan Exposition, Auditorium and Office Building Authority

Present Use: 118 South Main Street is vacant; 120 houses the Master Shoe Store. Both structures were ordered vacated by the Rockford Building Division in March 1988. Demolition is scheduled for July 1988.

SIGNIFICANCE: The structures at 118-122\* South Main Street, known locally simply as "The Limestones," are the oldest extant commercial buildings in downtown Rockford. (Although it is not known exactly when it became common practice to refer to them in this way, the reasons are fairly obvious -- the buildings were constructed of limestone, unlike any other buildings in the vicinity now.) Although they are technically two separate structures, they have long been viewed in Rockford as a single entity and are therefore treated as such here. The Limestones are especially significant because Rockford's first bank and first library were housed there. The bank provided the financial resources and leadership that, among other things, obtained the railroad linking Rockford with Chicago and built the Water Power District that was a key element in Rockford's becoming a leading manufacturing center.

Rockford began the 1850s, the era in which the Limestones were built, with a period of prosperity and expansion, the first significant "boom" period in its history. The population grew from just over 2,000 in 1850 to just over 7,000 in 1860. In 1852, the first city government in Rockford was organized, replacing what had been the Village of Rockford since 1839. In August 1852, the Galena and Chicago Union Railway (later part of the Chicago and Northwestern system) reached the city from the east, and regular rail service to Chicago began. As expected, the railway was the key to this boom period, providing quicker and cheaper access to the outside world and generating much building in the new city. In the late summer and early fall, the railroad began construction of a depot on the west side of the river, and local businessmen erected four large warehouses near it. To connect the west and east banks of the river, a railroad bridge was thrown across the river and opened for use in April 1853.

Other changes took place. The first bridge across the river at State Street, opened in 1845, was clearly inadequate for the new times. In the summer of 1852, planning and fund raising for a new, covered bridge began; the bridge

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\* Numbering of these structures has varied over time. When they were first constructed, the southernmost building was assigned the address of 19 and 21 South Main Street; the northernmost, 15 and 17 South Main. However, the City's numbering system soon changed and these two buildings were assigned the numbers 122-124 and 118-120 South Main respectively. In recent years, the southernmost building has been referred to simply as 120, and the northernmost as 118 South Main Street. For the sake of simplicity and ease of understanding, the current designations are used throughout this document.

opened in 1854, providing better and safer passage across the river for nonrail traffic. The Rockford Water Power Co. had constructed in 1851 a new dam and raceways in the area later known as the "Water Power District;" in the summer of 1852, however, there were just four establishments located there. In the next five years, the area would become the most important concentration of manufacturing power outside of Chicago.

The mid-1850s' boom was particularly concentrated in the area along South Main Street -- the water power district, the new railroad center, and the business district running northward to West State Street. It was here that four especially significant buildings were constructed in the mid '50s. These were the Holland House, Rockford's first top-grade hotel, located on the southeast corner of South Main and Elm Streets, completed in 1856 and destroyed by fire in 1896; the Commercial Block (now known as the Chick House), completed in 1857 on the northwest corner, and named for its first important tenant, Burnham's Commercial Institute; and the Limestones, built in 1853 (Winnebago National Bank) and 1855 (Ticknor and Dickerman's). They were among the first expressions of the prosperity and expansion felt by Rockford in the early 1850s.

Both of the Limestones received a ranking of "1" in the Rockford Historic Resources Inventory. Properties with this ranking were considered eligible to be on the National Register of Historic Places by the surveyors. The buildings were listed together on the Register in 1986.

## PART I. HISTORICAL INFORMATION

Date of Erection: 1853 (Winnebago National Bank),  
1855 (Ticknor and Dickerman's)

Architect: Unknown

### Historical Narrative:

The Limestones were built in 1853 and 1855. The first to be constructed -- the 120 building -- was referred to initially as Holland & Robertson's block. This structure became the new home for Rockford's first bank, which by then was known as Robertson, Coleman and Company.\* This bank and its successors remained at 120 South Main Street until 1920.

The second building -- 118 -- was built two years later in 1855 by brothers David W. and James S. Ticknor, operators of a drugstore and bookstore nearby on South Main Street. They were joined in their venture by Orlando Dickerman, businessman and member of a prominent local family. The building was designed to provide two principal street level business spaces. One of these

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\* Founded in 1848 as Robertson and Holland; 1851 - Robertson, Coleman and Co.; 1863 - Robertson and Starr; 1865-1919 - Winnebago National Bank; 1920-1931 - Rockford National Bank. The bank was located in the Limestones until 1920.

TICKNOR AND DICKERMAN'S-WINNEBAGO NATIONAL BANK  
HABS No. IL-1154  
Page 3

spaces was first occupied by the firm of Gregory & Allen which ran a crockery and housewares store called "China Hall." The store remained at this location until November 1859 when economic hard times forced the by-then single owner, G. A. Allen, to move to less expensive quarters on West State Street near the southwest corner of State and Main. Within less than a year, Allen was forced to sell his stock to Alonzo Wood & Co., merchants of dry goods and crockery, and go to work for them as manager of the crockery department in their store.

The second space in the 118 building was rented to Ahaz and Calvin Paxson, silversmiths, who opened for business the week after Christmas 1855. They were from Buffalo, New York, and their firm, "A. & C. Paxson's," sold jewelry, clocks and watches, and Yankee notions. Their store also carried a large and varied selection of toys and related variety goods, especially at Christmas and other holidays. The store prospered, although the name of the business changed to simply "A. Paxson" following the death of Calvin Paxson in August 1860.

Both buildings have served a wide variety of tenants from the very beginning. These included the Winnebago National Bank, which occupied the 120 building from 1853 to 1920; several dry goods and drug stores; and law and real estate offices. Starting in November 1858, a suite of rooms on the third floor of 120 served as the home of the Rockford Library Association, the first successful public library in Rockford. It was a subscription rather than a tax-supported institution. The library came on hard times with the outbreak of the Civil War, and disbanded in 1865. The third floor of the 118 building was used as a public hall in the building's early years. Starting in 1857, it was leased by the Rockford Musical Association for use as a concert hall. Although this group collapsed after only one season, it was immediately replaced by the Rockford Beethoven Society. This group also apparently lasted only one season.

The second and third floors of both buildings served as an annex for the Chick Hotel, located across the street, from 1920 until 1930. The tenant with the longest stay in the Limestones was E & W Clothing House, which city directories show in this location from 1896 through 1965. The same source shows one attorney, Frank A. Ticknor, maintaining an office in the 120 building from 1896 to 1930. (A listing of tenants from 1902 through 1987, the time for which information is listed by address in the directories, is included in the appendix to this report.)

The Limestones' primary significance derives from the fact that they are the oldest surviving commercial structures in downtown Rockford. Beyond their period of significance -- 1855 to 1858 -- they served the usual mix of downtown tenants over the years, primarily retail and office, but with the 10-year span of service as an annex for the Chick Hotel mentioned above, and with another 10 years during the 1970s as a theater.

The 118 building was purchased by the City of Rockford with Urban Renewal funds in June 1973 for the purpose of demolition. The building was vacant at the time of acquisition but left standing pending the acquisition of other

properties within the same block. The City purchased the 120 building in similar fashion in March 1975. In May 1978, ownership of both buildings was transferred to the Rockford MetroCentre but with tenant and development control of the buildings remaining with the City. They were listed on the National Register of Historic Places in August 1986 when they were once again threatened with demolition to provide a place for construction of a new State of Illinois office building in downtown Rockford. Since then, they have been the subject of a Section 106 Review.

## PART II. ARCHITECTURAL INFORMATION

### A. GENERAL INFORMATION

1. **Architectural Merit and Interest:** The Limestones are two of only three pre-Civil War commercial buildings still standing in downtown Rockford. Although the exterior of the buildings has been severely altered in many places, the upper stories of the original buildings are still generally intact, showing a simple but classic Greek Revival style.
2. **Condition of Fabric:** Poor to good. The east wall of the three-story portion of 118 South Main Street collapsed in April 1988, falling through to the basement. Both buildings have been vacated by order of the Rockford Building Division and fenced off. Partial demolition of the unsupported portion of the north wall and of part of the parapet above the common wall of the two buildings was completed April 26, 1988 in an unsuccessful effort to stabilize the 118 building sufficiently to allow entry into 120 South Main Street by an engineer to ascertain its condition. (Photographs submitted with this written documentation were taken just before the partial demolition was carried out.)
3. **Summary Description:** The Limestones are three-story yellow limestone commercial structures with flat roofs. They have identical cut stone detailing with a lighter shade of yellowish beige, including sills, lintels, string course, coping and a double row of dentils, all of which are matched and aligned from one facade to the next. The four bays across the front of each are spaced to give the appearance of one large symmetrical west facade, the only interruption being a small, round-headed window in the second story of the left half. The entire first story has been built over with contemporary storefronts, and the wooden members of the upper windows, originally six over six, have been covered with various materials.

The structures have dissimilar additions which occupy the entire area behind them up to the next street to the east (Wyman Street). Most notably, the 1892 one-story limestone addition behind the 120 building continues the original four-bay south wall with four larger arched openings. The cornice is similar to that of the west facade. All the first-story windows of the south wall, including the

originals, have been filled with concrete block. The east elevation of this addition has been built over with a contemporary storefront. The brick, late 19th-century addition to the 118 building is painted. Much of the original cast iron decoration and window configuration is intact. The second story consists of six segmental arched windows with wood frames and sash, although the sash are not original.

The entire north wall of the 118 building is unadorned rough masonry meant to abut the next building in the row. It has been exposed since the building next to it was demolished in 1984.

## B. DETAILED DESCRIPTION OF EXTERIOR

1. Foundation: Limestone.
2. Wall Construction: Exterior walls were constructed of what appears to be a type of limestone commonly found in the northwestern Illinois area or imported from Wisconsin, Iowa or Minnesota. Its coloring is similar to that of a Joliet Limestone, but it is darker in color, denser and possesses superior weathering properties. The foundation walls consist of limestone similar to that used on the upper levels. Stones used on the south facade and both west facades are uniform and square cut. The north facade, on the other hand, was intended to serve only as a party wall and was made of rubble stone instead of square cut.
3. Structural Systems: The internal structural systems consist of wood joist construction spanning between the exterior stone walls and an interior stone party wall which separates the two buildings and extends to a basement level masonry bearing wall. A line of beams and cast iron columns, extending through the first and second floors and supported by a central basement bearing wall, extends down the center of each building.
4. Openings, Doorways and Windows: The form and original detailing of both 118 and 120 South Main are that of a simple but classic commercial building with detailing inspired by the Greek Revival architecture that was so popular during the mid-19th century. Its detailing was probably taken from a pattern book of the period. There were four storefronts across the west front with arched openings between each pair of bays to permit access to the upper floors.

The earliest available photograph of the structures, taken circa 1875, shows the southern half of the west facade of the 120 building and shows a central entry leading to the second floor and a symmetrical storefront leading into the Winnebago National Bank. A careful examination of the fabric of the building by Hasbrouck Hunderman indicates that there were probably four similar storefronts and that both Limestones had a central entry to the upper floors.

The windows in the upper floors were six over six double-hung sash. The 118 building now has louvered wood storm shutters. It is likely that both buildings were originally fitted with shutters of this type.

The south wall of the 120 building was built as a simple plane punctured by regular openings. The additions to the east were utilitarian structures which reflected the original design but contained fewer floor levels. The later addition to the rear had arched openings, now blocked up, along the south facade which were enhanced by canvas awnings. The same materials were used on this addition as were used in the original building.

The two storefronts on the east are of much later construction than the other facades. The northernmost section of the east facade appears to have originally been made up of two identical asymmetrical storefronts. The four large street-level windows retain the original cast iron window trim, but the doors originally leading to the two storefronts have been altered. The north door has been revised to accommodate a street entrance to a staircase leading to the second floor, and the south door has been altered to accommodate a double door entrance to the ground floor. The windows on the second floor are two over two, double-hung sash consisting of a wide center window flanked by two narrower windows over each of the original two storefronts. A stone coping extends above the second floor and a steel lintel was installed over the first floor storefronts. Windows were in sidewalk lights wells which permitted light to enter the basement. These have been filled in. The storefront on the 120 building's east facade is a modern addition. No evidence of the original storefront is evident. However, it is likely that there would have been a single storefront on the north portion of this storefront since it was built first. When the south half was built circa 1900, a single storefront was built for the entire section. Apparently, a large window extended around the corner on Elm Street. The facade originally had several large arched openings and a sidewalk basement stair at the rear of the original building. It is still in place guarded by a handsome early 20th century stair rail.

The south facade of the original building has survived intact except for the changes caused by the addition of the storefront and the filling in of openings. It is apparent that the south facade of the original block had a large corner window and that the limestone element above the first floor windows on the main facade extended around the corner over a window similar to those on the west. Today most of the evidence of the original ground floor has been obscured by the installation of modern storefronts. Actually, the present storefronts are at least two generations away from the original configuration. A photograph taken circa 1900 shows that the southernmost storefront had already been changed at least once.

The north wall of the 118 building was clearly not intended to serve as an exterior wall. It is of the same limestone as the west facade, but the workmanship is not of the same caliber. As noted earlier, it was a party wall and obviously was not meant to be seen. It is interesting to note that at least two structures have been built against this wall during its lifetime and each has left its own signature on the wall. Several brick chimneys were built into this wall to provide smoke relief from the adjacent north building as well as from the rooms on the upper levels of the 118 property. Another early photograph, circa 1900, indicates that there were a number of chimneys on the south side of the 120 building as well. These chimneys would have been a distinctive architectural element. It is very likely that similar chimneys were built into the party wall between the two properties. When these buildings were constructed, it was not uncommon to provide amenities of this nature to permit each tenant or occupant of various spaces in the building to provide his own heat by means of a stove.

The major difference between the two buildings is that the 118 building contains two light wells which provide light to the central rooms of the second and third floors. This indicates that when this portion of the complex was built, there were no exterior windows in the north wall of this block. Furthermore, there is a large belvedere over the central stairhall which lights that portion of the third floor. The configuration of the third floors suggests that at one time the two floors were connected by a double-loaded corridor along the west portion of the two buildings. A similar hallway may also have served the east bank of rooms on the third floor, although no evidence of an opening through the party wall was found.

5. **Roof:** The facades of the Limestones appear to be true and level at the cornice. The roofs behind, however, slope rather sharply to permit drainage. In the 120 building, the high point of the roof is to the south. Drainage on the roof of the 118 building, on the other hand, is east-west. The other major difference in the roof structures is the provision on the 118 building for the two lightwells and the belvedere which provided light for those rooms which had no outside windows.

## C. DETAILED DESCRIPTION OF THE INTERIOR

1. **Floor Plans and Stairways:** The interiors originally consisted of open spaces on the ground floor (which have been altered beyond recognition), and offices on the upper floors arranged around central hallways with open stairwells, at least one of which was illuminated by a clerestory which still exists (120 South Main). Each building also had several lightwells which brought additional daylight into the offices of both the upper levels and possibly the ground floors and basements.



Despite drastic changes to the original configuration, careful examination of the spaces can give a good indication of how the space was used. The two west blocks were used as banking rooms and a dry goods store. The eastern storefronts were apparently built partially as extensions to the businesses in the front blocks, but may, in fact, have been built simply to generate income from the property.

The upper floors of both 118 and 120 South Main Street are much more intact than the ground floors, except for the area affected by the collapse of the east wall of the 118 building in 1988. The second floor of each of the original blocks was reached by a staircase which was centrally located on the west facade at street level. This stair led to a central hallway on the second floor of each building. In the older structure at 120 South Main, the central hallway was surrounded by a number of smaller rooms laid out in a manner suggesting use as offices or as a hotel. Remnants of a handsome staircase still leads to the third floor from this central hall. The third floor is laid out in a similar manner around the central stairhall. The 118 building has a second floor similar to that of its neighbor to the south, but the stair to the third floor is at the side of the stairhall rather than in the center. The third floor of this building is also laid out in a manner similar to that of the 120 building. As was mentioned above, the configuration of the third floors of the two buildings suggests that at one time they were connected by a double-loaded corridor along the west portion of the buildings. Whatever uses these rooms may have had, they are laid out in a manner that suggests that hotel rooms were the most likely use for this floor. This supports the documentary evidence that these buildings were used as an annex for the Chick House Hotel immediately across the street to the west.

The second floor of the north building extends to the rear, but it appears that the connection at the second floor may have been added as an afterthought. The rooms at the second floor rear clearly were reached by the second floor staircase from the Wyman Street entrance. It also appears that there was a lightwell between the east and west portions of the second floor of the 118 building. That space has been enclosed.

The basements of the entire complex of buildings consist of eight spaces of approximately equal size. These spaces are divided by basement foundation walls built of the same limestone as the upper walls of the structures. There are two walk-in vaults located in the basement immediately behind the space occupied by the bank. These vaults are located in an area built after 1892, and suggest that the final addition to the Limestones was an expansion of the Winnebago National Bank. The basement floors appear to be concrete in some areas, dirt in others, but in most cases are covered with other material which precludes thorough examination.

2. **Wall and Ceiling Finishes:** Walls are of lath and sand plaster. The original ceilings are wood paneled, but have been covered by false ceilings in several areas.
3. **Doorways, Doors and Windows:** Original doors are present only in the upper floors.
4. **Interior Trim:** Interior trim in the two original blocks was of a very high caliber for the period. Most interior woodwork is oak and the moldings around doors, windows, etc. are in character with the Greek Revival details of the exterior.

D. **SITE AND SURROUNDINGS:** The Limestones have access from two directions -- from the South Main Street Mall to the west, and from South Wyman Street to the east. The buildings lie in the heart of downtown Rockford. The Chick House, the only other remaining pre-Civil War commercial structure in downtown, lies immediately to the west of the Limestones. Stewart Square is on the north side of the Chick House. This is a Romanesque structure built in 1896 which has recently been renovated in conjunction with an adjoining Art Deco building for use as office and retail space. The Rockford Trust Building, an 11-story office building designed by D. H. Burnham and built in 1906, lies to the north of the Limestones, with a small surface parking lot between them. United Bank of Illinois, constructed in the 1970s, occupies the block east of the Limestones, with the new State of Illinois office building under construction just south of the Bank. Immediately to the south of the Limestones is a surface parking lot. The Rockford MetroCentre, a modern 10,000-seat arena, lies just west of the parking lot.

### PART III. SOURCES OF PROJECT INFORMATION

Plans call for demolition of the Limestones in July 1988. This historical documentation was compiled by the staff of the Rockford Historic Preservation Commission in June 1988; photography was done by Stephen Pitkin in April 1988.

#### Bibliography

Hasbrouck Hunderman Architects, with Architects International and Real Estate Research Corporation. *Economic and Structural Feasibility Report and Other Consulting Services for 118-120 South Main Street, Rockford, IL.* March 1986.

Molyneaux, John L. (Director, Local History and Genealogy, Rockford Public Library). *A History of Rockford's "Limestone Buildings," 1853-1860.* 1988. [Based on reports in three local newspapers of the time -- the "Rock River Democrat," (June 1852-December 1860); the "Rockford Republican," (May 1855-September 1860); and the "Rockford Register," (March 1855-March 1861)]

National Register Nomination, 118-122 South Main Street, 1986.

Rockford City Directories, 1896-1987.

APPENDIX:

LISTINGS FOR 118-120 SOUTH MAIN STREET,  
ROCKFORD CITY DIRECTORIES, 1902-1987

1902

- 118-120\* Miss Florence Russell ("Fashionable Millinery")  
E & W Clothing House
- 120 Frank W. Kees (residence, cond. CNW RR)
- 122 Fred E. Carpenter, attorney  
L. W. Cox Co. (dry goods)  
Burton W. Norton, attorney and justice of the peace
- 124 Winnebago National Bank  
Isaac J. Monahan, attorney  
Loren L. Morrison, attorney, solicitor of patents, police  
magistrate  
Frank A. Ticknor, attorney

1903-1904

- 118 Miss F. A. Russell
- 118-120 E. & W. Clothing House
- 122 Dunn & Co. (dry goods and drugs)  
F. E. Carpenter  
B. W. Norton
- 124 Winnebago National Bank  
Edwin P. Barrett, insurance  
I. J. Monahan  
L. L. Morrison  
F. A. Ticknor  
Winnebago Investment Co.

1905

- 118 Mrs. Florence R. Calvert, milliner
- 118-120 E. & W. Clothing House

\*118 and 120 are the street numbers currently in use for the Limestones.  
Historically, what is now referred to as 118 was divided into 118 and 120;  
what is now 120 was divided into 122 and 124.

TICKNOR AND DICKERMAN'S-WINNEBAGO NATIONAL BANK  
HABS No. IL-1154  
Page 11

122 Dunn & Co.  
F. E. Carpenter  
James C. Golden, ins.  
David L. Hughes, real estate  
B. W. Norton

124 Winnebago National Bank  
L. L. Morrison  
I. J. Monahan  
E. P. Barrett  
F. A. Ticknor

1907

118 Miss Evva M. Hayes, milliner

118-120 E & W Clothing House

122 Dunn & Co.  
F. E. Carpenter  
B. W. Norton

124 Winnebago National Bank  
E. P. Barrett  
James Calvert (Calvert Land Co.)  
Richard F. Locke, attorney  
I. J. Monahan  
L. L. Morrison  
Ernest C. Stokburger, real estate, loans and insurance  
F. A. Ticknor

1908

118-120 E & W Clothing House

122 Dunn & Co.  
F. E. Carpenter  
James C. Golden, insurance agent  
B. W. Norton

124 Winnebago National Bank  
L. L. Morrison  
E. C. Stokburger  
F. A. Ticknor

1909

118-120 E & W Clothing House

- 122 Dunn & Co.  
Carpenter & St. John, lawyers  
B. W. Norton
- 124 Winnebago National Bank  
(Byron E.) Eastwood and (E. C.) Stokburger, proprs. Love's Park  
Subdivision, real estate and loans  
F. A. Ticknor  
Henry J. Vondervellen, engraver

1911

- 118-120 E & W Clothing House
- 122 C. W. Edwards Co. (dry goods; successor to Dunn & Co.)  
Meehan Drug Co.  
Carpenter & St. John  
B. W. Norton
- 124 Winnebago National Bank  
Eastwood & Stokburger  
F. A. Ticknor

1912

- 118-122 E & W Clothing House
- 122 Carpenter & St. John  
B. W. Norton
- 124 Winnebago National Bank  
Eastwood & Stokburger  
Anson Gunderson, jeweler  
F. A. Ticknor

1914

- 118 U. S. Army Recruiting Station
- 118-122 E & W Clothing House
- 122 Carpenter & St. John  
B. W. Norton
- 124 Winnebago National Bank  
Eastwood & Stokburger  
F. A. Ticknor  
Anson Gunderson

TICKNOR AND DICKERMAN'S-WINNEBAGO NATIONAL BANK  
HABS No. IL-1154  
Page 13

1915

118-122 E & W Clothing House  
122 Carpenter & St. John  
B. W. Norton  
124 Winnebago National Bank  
Eastwood & Stokburger  
F. A. Ticknor

1916, 1917, 1918

118-122 E & W Clothing House  
122 Carpenter & St. John  
124 Winnebago National Bank  
Eastwood & Stokburger  
F. A. Ticknor

1919

118-122 E & W Clothing House  
122 Edwin M. St. John, lawyer  
124 Winnebago National Bank  
Eastwood & Stokburger, lawyers and real estate  
F. A. Ticknor

1920, 1921

118-120 Chick Hotel Annex  
118-122 Rockford E & W Clothing House  
122 E. M. St. John  
F. A. Ticknor  
124 Peoples System of Bakeries  
Eastwood & Stokburger  
Dr. Richard S. Grant (home and office)

1922

118-122 E & W Clothing House  
118-124 Chick Hotel Annex

122 E. M. St. John  
F. A. Ticknor

124 Peoples System of Bakeries  
Eastwood & Halsted, realtors  
E. C. Stokburger, real estate  
Walter W. Sheldon, CPA

1923

118-122 E & W Clothing House

118-124 Chick Hotel Annex

122 E. M. St. John  
F. A. Ticknor

124 Peoples System of Bakeries  
Chester Prather, sec. & treas., Industrial Building and Loan  
Association  
Tirrie O. Prather, pres. & counsel, Industrial Building & Loan  
Industrial Building and Loan Association  
George F. Dohm, insurance  
Eastwood & Halsted  
Mrs. Ethel M. Grout, delicatessen  
G. I. Wise

1924

118-120 E & W Clothing House

118-124 Chick Hotel Annex

122 F. A. Ticknor  
G. T. Liddell  
James A. Rourke

124 Peoples System of Bakeries  
Bankers Life Co. of Des Moines, IA (G. F. Dohm, agent)  
B. E. Eastwood, lawyer  
Eastwood & Halsted, real estate & subdivision  
Hite H. Hillerich, hardwood lumber  
Industrial Building and Loan Association  
Chester Prather  
T. O. Prather

1925

118-124 E & W Clothing Houae  
Chick Hotel Annex

122 Jay H. Sabin, civil engineer  
F. A. Ticknor

124 Eastwood & Halsted  
Bankers Life Co. of Des Moines  
Industrial Building & Loan Association  
H. H. Hillerich  
Chester Prather  
T. O. Prather

1926

118-124 E & W Clothing House  
Chick Hotel Annex

122 F. A. Ticknor  
J. H. Sabin  
Mrs. E. J. Kean

124 Eastwood & Halsted  
Industrial Building and Loan Association  
T. O. & Chester Prather  
H. H. Hillerich  
Charles W. Colton, collections

1927, 1928

118-124 E & W Clothing House  
Chick Hotel Annex

122 Clark & Brown, lawyers  
J. H. Sabin  
F. A. Ticknor

124 Eastwood & Halsted  
Industrial Building and Loan Association  
T. O. & Chester Prather  
Charles W. Colton, collections

1929

118-124 E & W Clothing House  
Elms Hotel Annex



TICKNOR AND DICKERMAN'S-WINNEBAGO NATIONAL BANK  
HABS No. IL-1154  
Page 16

122 F. H. Clark, lawyer  
J. H. Sabin  
F. A. Ticknor

124 Eastwood & Halsted

1930

118-124 E & W Clothing House  
Chick Annex  
John Rowland, dish washer (residence)  
George W. Peacock, janitor (residence)

122 F. H. Clark  
F. A. Ticknor

124 Eastwood & Halsted  
B. E. Eastwood

1933

118-124 E & W Clothing House

122 Clark & Cousley, lawyers  
Irwin E. Wernicke, constable (residence?)

124 Eastwood & Halsted  
B. E. Eastwood

1934

118 Moskin's Credit Clothing Co.

120 Vacant

122 Clark & Cousley

124 E & W Clothing House  
Eastwood & Halsted  
B. E. Eastwood  
Rockford Real Estate Board

1935, 1936

118 Moskin's Credit Clothing Co.

120 Wood Drug Co., Inc.

122 Vacant

124 Arcade Tailors  
E & W Clothing House

1937, 1938

118 Moskin's Credit Clothing

120 Wood Drug Co.

124 E & W Clothing House

1939, 1940

118 Moskin's Credit Clothing

120 Wood Drug Co.

124 E & W Clothing House  
Julius the Tailor

1941 through 1948

118 Moskin's Credit Clothing

120 Wood Drug Co.

122 E & W Clothing House  
Julius the Tailor

1949, 1950

118-120 Wood Drug Co.

120 Wood's Cameras, Inc.  
Wood's Liquors

122 E & W Clothing House  
Julius the Tailor

1951

118-120 Wood Drug Co.  
Wood's Camera Center  
Angelo Vitale (sporting goods)  
Hoffman & Son (jeweler)  
Wood's Liquors

122-124 E & W Clothing House  
Julius the Tailor

TICKNOR AND DICKERMAN'S-WINNEBAGO NATIONAL BANK  
HABS No. IL-1154  
Page 18

122-124 Mrs. Violet Gullin (hosiery)  
(cont.) Charles M. Kendall (shoes)

1952

118-120 Wood Drug Co.  
Wood's Camera Center  
Wood's Liquors

122-124 E & W Clothing House  
Julius the Tailor  
Mrs. Violet Gullin  
Charles M. Kendall

1954

118-120 Wood Drug Co.  
Wood's Camera Center  
Wood's Liquors

122-124 E & W Clothing House  
Julius the Tailor  
Mrs. Agnes B. Hunter (hosiery)  
Charles M. Kendall

1955

118-120 Wood Drug Co.  
Wood's Camera Center  
Wood's Liquors

122-124 E & W Clothing House  
Julius the Tailor  
Charles M. Kendall

1956, 1957

118-120 Wood Drug Co.  
Wood's Camera Center

120 Wood's Liquors

122-124 E & W Clothing House  
Julius the Tailor  
Charles M. Kendall

1958

118-120 Wood Drug Co.  
Wood's Camera Center

TICKNOR AND DICKERMAN'S-WINNEBAGO NATIONAL BANK  
HABS No. IL-1154  
Page 19

120 Wood'a Liquors  
122-124 E & W Clothing House  
Julius the Tailor

1959

118-120 Wood Drug Co.  
120 Wood's Liquors  
122-124 E & W Clothing House  
Julius the Tailor

1960

118-120 May's Drug Store  
122-124 E & W Clothing House  
Julius the Tailor

1961, 1962, 1963, 1964

120 May's Drug Store  
122 E & W Clothing House  
124 Julius the Tailor

1965

120 Vacant  
122 E & W Clothing House  
124 Julius the Tailor

1966

120 Henry's Headliner (general merchandise)  
122, 124 Vacant

1967

120 Henry's Furniture Store  
122 Masters Shoes of Rockford (had been in 114 South Main since  
1935)

1969, 1970, 1971

120 Triad Toy Shop

122 Masters Shoes

1972 through 1975

120 Vacant

122 Masters Shoes

1976 through 1985

118 New American Theatre

122 Masters Shoes

1986, 1987

118 Not listed

122 Masters Shoes